



DESIGN AND ACCESS STATEMENT

HOUSING DEVELOPMENT

LAND AT CAE STANLEY, BONTNEWYDD

JANUARY 2023 **AG** | **A** AINSLEY
GOMMON
ARCHITECTS

PROJECT DIRECTORY

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PROJECT DIRECTORY

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1.00 BACKGROUND TO THE PROPOSAL

1.01 INTRODUCTION

Bontnewydd is a small village and community in the county of Gwynedd, located on the A4871 road two miles south of the town of Caernarfon, close to the Afon Gwyrfai, 2 miles from its outflow into Foryd Bay. The proposals are for a site located on the edge of the village, immediately adjacent to the junction of Llwyn Beuno road and the A4871 road to the west. Kingscrown Land & Commercial Ltd have identified the need for new homes in Bontnewydd and are working collaboratively with a local housing provider and aim to build new market and affordable homes at Bontnewydd.

The proposal has been prepared based on an assessment of the local housing need, the housing allocation outlined in Ynys Mon and Gwynedd Joint Local Development Plan and the constraints of the site. The development will be built to Lifetime Homes Standards, Welsh Government Development Quality Requirements and Secure By Design Gold principles.

This Design and Access Statement accompanies the Major Application for Full Planning Consent in conjunction with the planning application drawings and reports prepared by Ainsley Gommon Architects, and other consultants for the proposed development.

1.02 VISION STATEMENT

The intended development is driven by the desire to provide local people with well designed, quality new homes for market and affordable sale or rent in a semi-rural location that are built utilising modern methods of construction that will improve energy efficiency and comfort for the residents, whilst also helping to reduce the overall carbon footprint of the development.

The proposed housing mix comprises a split of 24 No flats: 16 No 2P1B Flats and 8 No 3P2B Flats.

The design seeks to make best use of the most positive features of the site, its open and sunny aspect, visual amenity and accessible location adjacent to established residential developments and amenities.

All new homes will be arranged to maximize natural surveillance of public and semi public spaces and adjacent approaches, while taking advantage of the site's topography and views. The design will be carefully considered to create a positive and varied frontage that provides visual interest and identity, with a distinct sense of place provided by the Afon Bueno and create a focal point for the development.

Shared gardens will be provided to each residence with hard landscaping features protecting rear gardens supplemented by barrier planting to provide legibility and a sense of place with defensible space for residents.



Image 01 - Photograph of the site, looking north east

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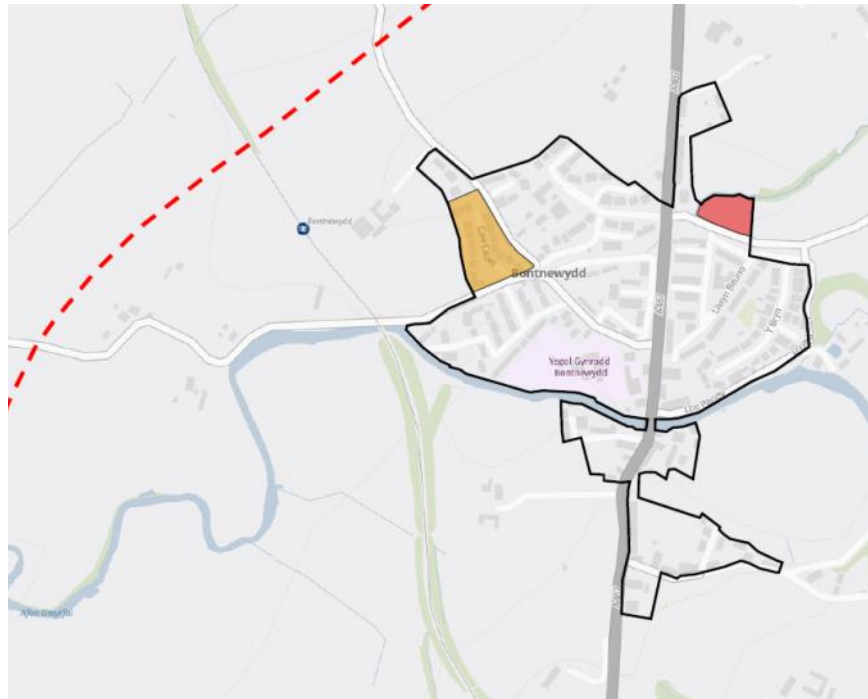
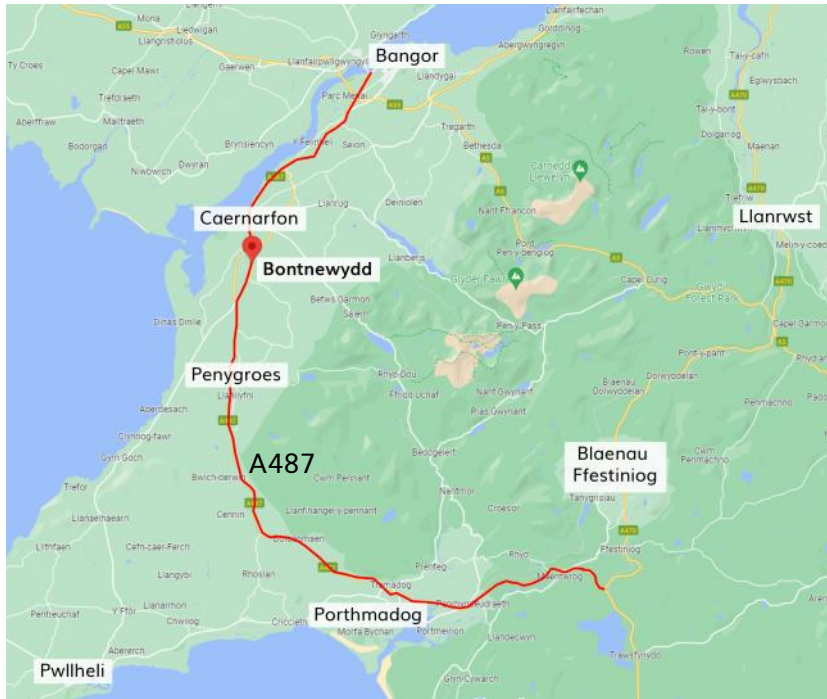
Image 02 - Photograph of the site, looking north west

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1.00 - BACKGROUND TO THE PROPOSAL

HOUSING DEVELOPMENT

LAND AT CAE STANLEY, BONTNEWYDD



2.00 CONTEXT

2.01 LOCATION + PLANNING BACKGROUND

The scheme is located on the north eastern edge of Bontnewydd and located two miles south of Caernarfon, and five miles north of Penygroes, connected by the A487 and in close proximity to Eryri National Park. Approximately 0.33 hectares in area, with a river running east-west along the rear adjacent to the site and rising to its north and west edges, the site is largely open grassland, with an established treeline to the northern and western boundary. The site is bounded by residential developments to the south with open fields to the east beyond which the density of the built fabric quickly disperses into open fields and tree lines. Terraced housing is opposite the site to the south and west. An outdoor attraction called Gypsy Wood Park is to the north east.

The site is well served by public transport with a bus stop on the A4871 providing regular services to Caernarfon and Bangor. The Welsh Highland Railway, the UK's longest heritage railway, runs from the harbour in Porthmadog to Caernarfon and passes close to the village of Bontnewydd. Bontnewydd Railway Station, 800 metres away, sits on the Welsh Highland Railway line. The station provides direct rail links to Waunfawr, Plas y Nant, Snowdon Ranger, Rhyd Ddu, Meillionen Forest Campsite, Beddgelert, Nantmor, Pont Croesor, Porthmadog and Dinas stations. The station was opened in February 1999 and is an unstaffed halt on the Lôn Eifion cycle route.

2.02 PLANNING POLICY WALES

Bontnewydd is designated Local Service Centre in the Local Development Plan and the proposed site is identified as Housing Allocation T60 in Anglesey & Gwynedd Council's Joint Local Development Plan 2011-2026. This Design and Access Statement explains the approach to creating a sustainable development through good design in accordance with Planning Policy Wales. This goes beyond aesthetics to include the social, environmental, economic and other aspects of the development. This Statement also aims to explain how the principles of Inclusive Design referred to in Planning Policy Wales have been incorporated to create a development that will be accessible, provide flexibility in use, and an environment that is convenient and enjoyable to use for the residents while fitting in well to the national topography.

2.03 TAN 12 - DESIGN

The development has been designed in accordance with the principles of Technical Advice Note TAN 12 - Design. This Design and Access Statement has been formatted to reflect the revised content of TAN 12 (2016). The scheme aims to reflect the planning policy of Gwynedd County Council and Planning Policy Wales — please refer to the Planning Statement provided by Kingscrown Land and Commercial Ltd supporting this application for further information.



01	02
03	

Image 01 Map showing Bontnewydd's relation to A487

Image 02 Extract from the Local Development Plan (2017), the site is situated within T60, the area set aside for residential development.

Image 03 - Existing Aerial Photograph of the site outlined in red.

2.00 - CONTEXT

HOUSING DEVELOPMENT

LAND AT CAE STANLEY, BONTNEWYDD

2.00 CONTEXT

2.04 SITE PHOTOGRAPHS



Southern boundary looking east along site frontage



Mature trees and hedges adjacent to Afon Beuno



The site slopes gently towards Afon Beuno



Grass verge to main road and field to east



Entrance to Llwyn Beuno estate opposite the site



Parking bays + site frontage looking west towards A4871

2.00 - CONTEXT

HOUSING DEVELOPMENT

LAND AT CAE STANLEY, BONTNEWYDD

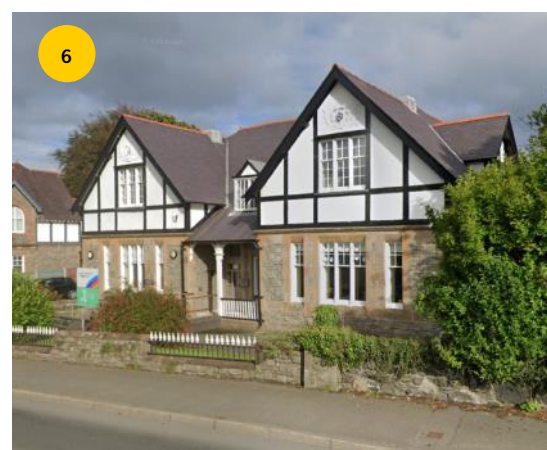


2.00 CONTEXT

2.05 LOCAL CONTEXT

Bontnewydd has a rich historical significance in North Wales and is a community with the 3rd highest percentage of Welsh speakers in Wales. Within the 2011 census a high proportion of Welsh speakers were recorded with approximately 82.6% of its residents aged 3 and over being able to speak Welsh in the village. Bontnewydd is located within walking distance of Gypsy Wood Park a popular outdoor attraction a couple of hundred meters down the road. Caernarfon is located 2 miles north and Penygroes less than 5 miles south.

1. Immediately opposite south of the site is a Llwyn Beuno housing estate with Y Bryn housing estate immediately adjacent to the east of this estate.
2. View east toward the Gypsy Wood Park with views of fields and the mountain range of Eryri National Park beyond.
3. View west toward A487 roundabout and Afon Beuno underneath the road.
4. Grade II Listed Siloam Chapel residential conversion on A487 Porthmadog road out of Caernarfon approximately 300m south of the proposal site.
5. Ysgol Bontnewydd, primary school.
6. Age Cymru Gwynedd a Môn charity - The Age Well center offering activities to elderly people
7. White rough cast rendered dwellings with render feature bands around windows and doors on the A487 west of the site.
8. Pebble dash dwellings on the A487.
9. Stone dwellings west and south of the site towards the town center.



2.00 - CONTEXT

HOUSING DEVELOPMENT

LAND AT CAE STANLEY, BONTNEWYDD

AINSLEY GOMMON ARCHITECTS AG|A

3.00 FACTORS AFFECTING DEVELOPMENT

3.01 FLOODING

Natural Resources Wales Flood Risk Maps confirms that the flood risk from pluvial and tidal sources is low, but as there is an identified risk of river water flooding adjacent to the watercourse. Therefore a Flood Consequence Assessment has been prepared by Egniol Consulting Engineers.

3.02 EXISTING GROUND CONDITIONS

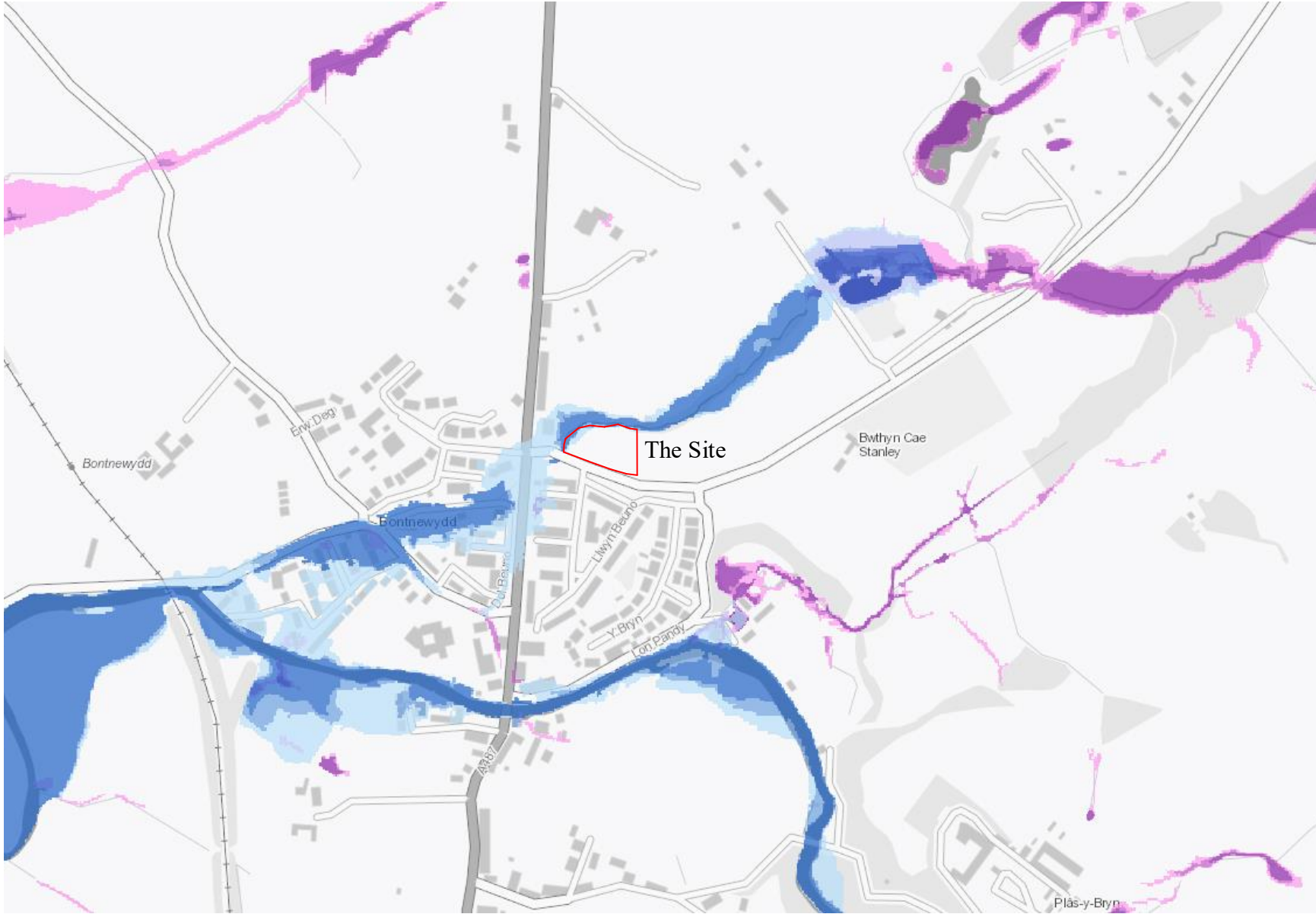
Ground conditions have been evaluated in the Engineering Desk Study prepared by Soil and Structures.

3.03 EXISTING SERVICES

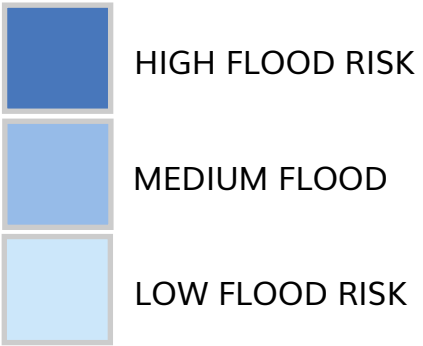
All service utility searches have been sought for the scheme including electricity, gas, waste/ mains water & BT telecom. The proposed development will require the diversion and undergrounding of an existing Scottish Power electricity line, which transects the south east corner of the site.

3.04 FLOOD RISK - TIDAL, FLUVIAL AND PLUVIAL

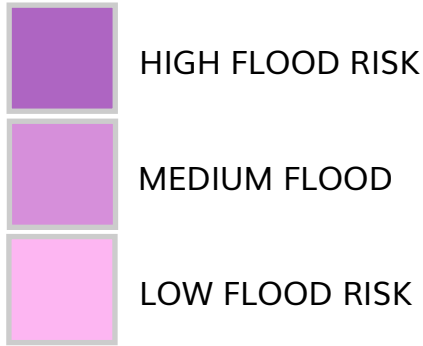
A small area to the north-western edge of the site is shown not to be within Flood Zone C2 adjacent to the Afon Beuno as per the Development Advice Map and the Flood Map for Planning. All housing and parking has been sited outside the adjacent Flood Zone. The advice and supporting report received from Egniol provides a robust response with flood mitigation measures introduced to overcome any concerns while preserving the biodiversity, tree line and natural ground cover/hedges lining the Afon Beuno.



FLOOD RISK FROM RIVERS



FLOOD RISK FROM SURFACE



3.00 - FACTORS AFFECTING DEVELOPMENT

HOUSING DEVELOPMENT

LAND AT CAE STANLEY, BONTNEWYDD

Image 01 - Image from Flood Map for Planning (Natural Resources Wales) illustrating flood risk with climate change



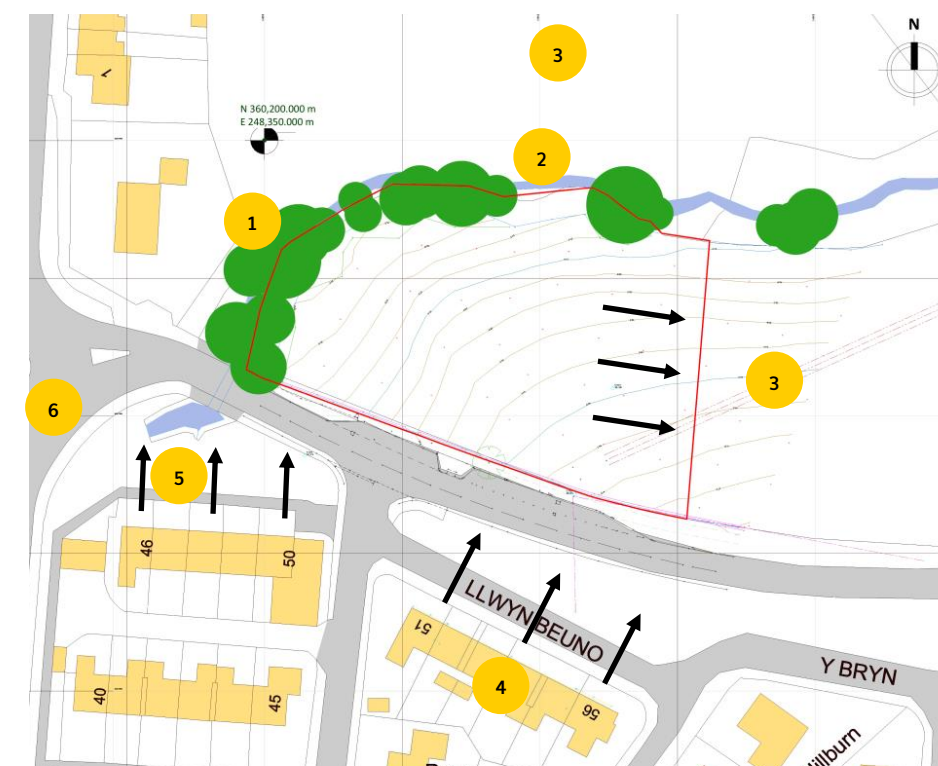
Application Site Plan identifying the area of land allocated for housing within the approved Local Development Plan.

3.00 FACTORS AFFECTING DEVELOPMENT

3.05 SITE CONSTRAINTS AND OPPORTUNITIES

The site itself (diagram below) consists of open grassland, with an area of trees along the river. An established tree line (1) runs along the north and west boundary either side of the Afon Beuno (2).

The site also falls diagonally from its southeastern boundary corner towards the watercourse of Afon Beuno. Open grassland to the East (3) offers open views looking towards Snowdonia National Park. Existing terraced dwellings in Llwyn Beuno (4) are located opposite the site to the south providing a positive active frontage overlooking the main road and development site.



The main road fronting the site continues to Pont Glan-Beuno to the West (5) along side the roundabout junction with the A4871 (6).

A number of constraints and topographic features have been identified which affect development on the site that require careful consideration as detailed in the plan to the left:

- The mature trees and watercourse beyond the north and western boundary. The Afon Beuno presents a possible risk of a small portion of the site flooding so a Flood Consequence Report has been prepared to demonstrate how this risk can be mitigated to ensure new properties and parking areas will be flood free.

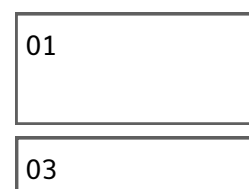


Image 01 Existing Site Plan .

Image 02 Opportunities and constraints Plan

02

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3.00 - FACTORS AFFECTING DEVELOPMENT

HOUSING DEVELOPMENT

LAND AT CAE STANLEY, BONTNEWYDD

4.00 DESIGN OBJECTIVES

4.01 DESIGN CONCEPT AND PRINCIPLES

The development comprises 24 cottage style apartments to be built to Welsh Assembly Design Quality Requirements (DQR), Secure By Design Gold principles and Lifetime Homes Standards for future adaptability. The site is bounded by a small meandering stream, Afon Beuno. The proposed layout takes into account the semi-rural location of the site on the edge of Bontnewydd, new dwellings are pushed to the edges of the plot to preserve a sense of openness with positive frontages and open aspects looking over roads and communal spaces.

Orientation of the homes has been carefully considered, with living rooms orientated to the south, east or west, whenever possible, to benefit from passive solar gain and maximise the benefits of natural light, reducing the need for artificial lighting. The design seeks to make best use of the site's most positive features, its open and sunny aspect, visual amenity and accessible location adjacent to an established residential development and transport network. The creation of a new footpath enhances the sites permeability, linking the new homes to the main road. An existing path opposite the site to the south skirts the Llwyn Beuno estate, connected via the new pedestrian link path as part of the proposal. The existing trees to the north and west will be retained around the Afon Beuno, providing an attractive green edge to the scheme that will help to encourage wildlife and maintain biodiversity, as well as being compliant with SuDS regulations.

The site layout has been carefully considered to create a positive and varied street frontage with a strong linear form. A pallet of brick and render finishes will provide a robust treatment in keeping with the vernacular of the town. Properties will be arranged to maximise natural surveillance of public and semi public spaces and their adjacent approaches. Manageable gardens/bin-stores will be shared by the residents with lockable gates enclosed by boundary treatments that will ensure private properties are not overlooked, and parking spaces closely relate to new homes. 'Secure by Design' Gold standards, will be provided to each residence. Retention of the stone wall along the Southern boundary with new railings and Stock proof fencing to the perimeter boundary and will be supplemented by new planting and hedgerows planting to reduce visual impact. A varied landscape scheme provides clear demarcation, legibility and sense of place with defined defensible space for residents.

4.02 AMOUNT

The development offers the following:

- 8no. 3P2B apartments and 16no. 2P1B apartments with designated car parking spaces to each dwelling.
- One parking space per flat with visitor parking spaces within close proximity to all units.



Image 01 - Proposed Site Plan

01

4.00 - DESIGN OBJECTIVES

HOUSING DEVELOPMENT

LAND AT CAE STANLEY, BONTNEWYDD

5.00 CHARACTER

5.01 LAYOUT AND LANDSCAPE DESIGN

The arrangement of new one and two bedroom homes in the form of cottage style apartments within the scheme presents a considered approach towards the site location and context. While the new development introduces modern housing with exemplary space standards to support local need, the form and character of the new layout aims to reflect the linear character and materiality of existing homes opposite and in close proximity within the area.

Protecting the existing mature trees which line Afon Beuno and introducing new planting will increase the biodiversity and ecology of the site and help to preserve the wildlife corridor to the North and West. Low maintenance planting to side and front gardens will include barrier planted shrubbery and hedgerows to support wildlife. The proposed arrangement of the dwellings with small scale bin stores conveniently located to each apartment with associated car parking spaces close by will make the external spaces easy to manage and maintain.

New positive street frontages have been created along the front site boundary and within the site layout facing the new access road, which has been designed to adoptable standards. The strong visual elements to the cottage style apartments, boundary railings, stock proof fencing and hedge planting will create a pleasant and varied streetscape with clear plot demarcations.

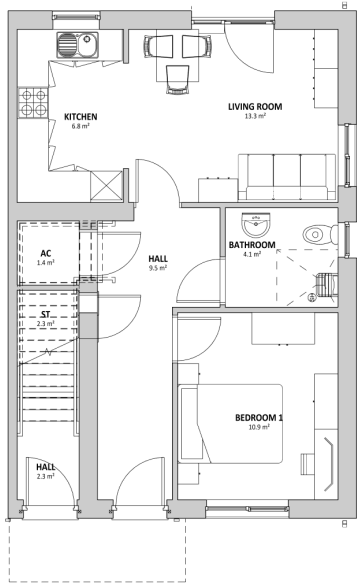
5.02 SCALE

The proposed development aims to mirror the scale of local housing which is largely two storey and terraced in nature. The new apartments are designed to resemble houses rather than blocks of flats with varying groups, staggered elevations, gables and broken roof lines to help create interest, identity and architectural variety.

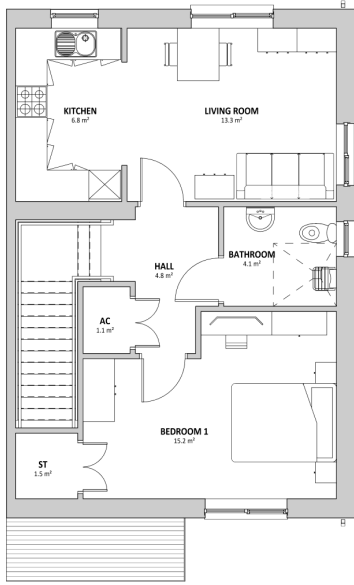
The proposed housing mix of 24 no. dwellings comprises:

- 8 no. 3 person 2 bedroom apartments
- 16 no. 2 person 1 bedroom apartments

The arrangement of these dwellings is intended to sensitively address the varying site conditions. Clustered apartment groupings share semi-public spaces and frame the access road. Dual aspect properties articulate the corners of the scheme and overlook shared spaces, whilst providing positive frontages. The new footpath into the site off the main road links with the existing parking bays which line the site frontage between the plots 17-18 and 21-22. Elevational treatments have been designed to be sympathetic to the existing residential properties nearby creating interest and variation.



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION



Image 01 - View of the proposed development from the inside looking east



Image 02 - Typical 4P2B floor plan and elevation

5.00 - CHARACTER

HOUSING DEVELOPMENT

LAND AT CAE STANLEY, BONTNEWYDD

5.04 EXTERNAL SPACES

The scheme's layout has been carefully considered to optimise the relationship between the new homes and their surroundings. The new apartments have been designed to benefit from passive solar gain and ensure good levels of natural light within the primary living spaces, contributing to the scheme's sustainability credentials. Planted areas to the front looking onto public spaces.

Shared communal gardens are provided behind every unit to provide an open space to dry clothes and store bins.

A landscape scheme has been prepared by landscape architects Richards Moorhead and Laing. Planting will be provided to public and semi-public spaces to improve the biodiversity on site while also creating interest throughout the year. Off road parking is provided for all properties with level access paths into each apartment.

5.05 SITE ACCESS

A Transport Assessment has been prepared by SCP to ensure site access visibility and highway geometry complies with national highway standards for safety and robustness. The site access has been carefully considered with regard to highway safety and adoption standards with adequate visibility splays provided. The new service road is 5.5m wide, with sufficient turning radii and 2m wide footpaths. All parking spaces for the scheme are provided off the proposed road with a designated parking space to each property, to help reduce the need for on street parking with further visitor spaces provided off the parking court and within the parking bays to the site frontage.

5.05 APPEARANCE

The town of Bontnewydd and nearby areas have a distinct local character and appearance — buildings with brick, stone, render and pebble dashed facades and slate roofs typify the vernacular. These are largely terraced and vary in scale, with mainly two storey dwellings found in close proximity to the site. Brick feature bands between windows and brick on ground floor levels are common local features.

It is proposed that the new residential development will be sympathetic to the typical local character and materiality, maintaining traditional pitched roof forms and domestically scaled fenestration while providing architectural interest through variety within the building forms, materials and detailing.

Proposed external materials (some of which will be provided for approval at the detailed design stage) are:

- Off white textured render
- Contrasting materials brick and render
- Gables and Porches providing interest and variety.
- Accent timber features will be used to add interest to the elevations.



Image 01 - Aerial view of the site model - viewed from the south west

01

Image 02 - Aerial view of the site model - viewed from the south east

02

5.00 - CHARACTER

HOUSING DEVELOPMENT

LAND AT CAE STANLEY, BONTNEWYDD

6.00 ENVIRONMENTAL SUSTAINABILITY

6.01 LANDSCAPE/TOWNSCAPE SETTING

The site is located close to local amenities and has good public transport links. It is close to National Cycle Route 8 which runs in sections the length of Wales.

From the outset the proposed development has been designed to work with the site and its landscape context, with scale and density cues taken from existing groupings of adjacent properties carefully incorporated to complement and improve the existing pattern and form of the area. Landscape features and site topography have influenced the design solutions adopted and the resultant proposals, focussed on staggered elevations, variable massing and changes in height create a scheme which gives architectural variety and interest. The development is domestic in scale and appearance and the proposed massing, use of materials and regular fenestration patterns reference and complement the vernacular.

6.02 BIODIVERSITY & LOCAL ENVIRONMENT

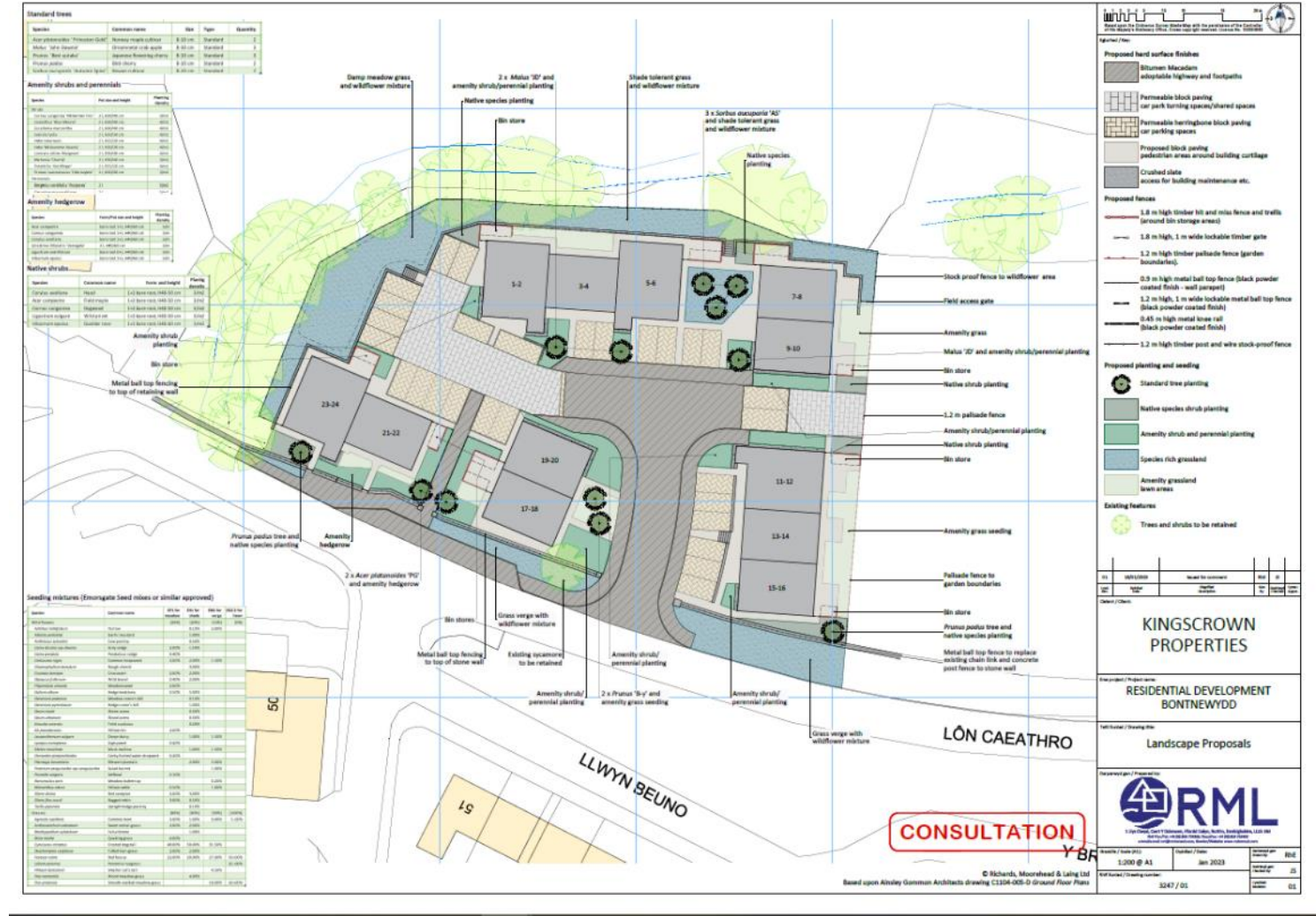
Currently, the site consists of open grassland. Along the northern boundary there is a stream and an established treeline which will be retained, where recommended, alongside a stock proof fence extending to three sides of the site boundary. On the southern edge the stock proof fence lies on a low stone wall. Retention of mature trees and hedgerows will protect the existing biodiversity and ecology. If required an eradication scheme of invasive non native plants including Wall Cotoneaster, Montbretia, Chilean Giant Rhubarb, and Himalayan Balsam will be carried out if any are found on site. Further information can be found within the Ecology Report included within the Planning Application. This will inform the detailed landscape proposals that will be provided in due course and submitted for planning approval.

The proposed new development will also have a positive effect on the biodiversity within the local environment by providing new planting areas allowing the creation of possible habitats and feeding opportunities. In addition to the garden spaces, the scheme introduces a number of new trees and hedges that help mitigate overlooking issues, provide greater privacy and stronger edges to boundaries, and increase site biodiversity and greening.

The landscape scheme prepared by Richards Moorhead and Laing, is being procured to enhance the natural diversity of the site including planting of native species hedgerows, trees and planting.

6.03 ENERGY EFFICIENCY/CARBON REDUCTION

The aim of the sustainability strategy is to minimise the energy demand and carbon emissions associated with the proposed development, and therefore limit the effect on the environment. Orientation, micro-climate and built form



01 Image 01 - External Works Plan

02 Image 02 - Proposed tree Elevation

6.00 - ENVIRONMENTAL SUSTAINABILITY

HOUSING DEVELOPMENT

LAND AT CAE STANLEY, BONTNEWYDD

have all been considered to promote passive solar gain, natural light and wind protection, which will all contribute towards reducing the energy demand.

The following strategies will be used to reduce energy usage:

- External elements (walls, floor, roof and windows and doors) to have high thermal properties to reduce heat loss
- Energy efficient heating and hot water systems will be specified within the units.
- Photovoltaic panels to meet the electrical demands of the properties
- 100% low energy light fittings will be used within all the properties.
- External drying areas are provided to help reduce energy usage
- 'A' rated domestic appliances will be specified within the dwellings.

6.04 SUSTAINABLE MATERIALS

Environmentally responsible methods of construction and a palette of sustainable, locally sourced, materials will be chosen wherever possible to produce a design that is both energy efficient and environmentally conscious.

Materials will be selected from local sources wherever possible to minimise transport energy use and help sustain the local economy. The materials have been chosen for their sustainability in reference to the 'BRE' Green Guide to Specification.

6.05 WATER

In order for the houses to utilise as little water as possible, water efficiency within the building will be maintained through the installation of dual flush toilets and the use of flow restrictors on taps.

Drainage will be linked to the existing infrastructure subject to dialogue with the Local Authority. Water butts will be provided to collect rainwater and reduce the use of potable water for watering garden plants.

Sustainable Urban Drainage Systems will be considered to avoid overloading the existing infrastructure subject to dialogue with the Local Authority.

6.06 WASTE MANAGEMENT

A site waste minimisation plan will be produced to follow the 'Construction Waste Minimisation Good Practice Guide.' The main contractor will be a member of the Considerate Constructors Scheme. A post-construction domestic waste management and recycling scheme will be implemented.

All kitchens will have internal recycling bins to encourage residents to recycle and minimise their own waste. Removal of standard refuse, recycled and garden waste will be dealt with by Gwynedd Council.

6.07 CLIMATE RESILIENCE

Over the next 50 years the climate is expected to change. Although we cannot be certain what these changes will be, general trends have been predicted. The global mean temperature is expected to rise by between 1 and 3.5°C. In Britain this is expected to mean warmer summers and colder winters. We are also expected to have more extremes of weather, with greater risks of floods and droughts.

To ensure the proposed development can cope with any future changes a number of features have been designed in. The buildings have been designed to be as energy efficient as possible so as not to contribute further to climate change. The aim is meeting the needs of the present without compromising people's ability to do so in the future.



6.00 - ENVIRONMENTAL SUSTAINABILITY

HOUSING DEVELOPMENT

LAND AT CAE STANLEY, BONTNEWYDD

Image 01 - The new homes will be highly sustainable and residents will be encouraged to minimise resource use and manage waste

Image 02 - Table demonstrating a selection of different materials proposed for use in construction and the desirable aims for BRE Green Guide to Specification rating.

Image 03 - Street Elevation

01

02

03



01

Image 01 – View of the proposed development from the inside looking west

02

Image 02 - View of the proposal entrance

7.00 ACCESS

7.01 SITE LOCATION

The proposed site is considered to be in a sustainable location within Bontnewydd with good public transport allowing potential residents easy access to amenities in the wider area without the use of a car.

A bus stop located next to the proposed development on the A4871 provides regular services to Caernarfon, Aberystwyth and Bangor.

The residents will be within walking distance of local amenities and near to the A4871 for commuting to a wider area.

The development is in a prime location with a short walk from the local primary school (Ysgol Bontnewydd) allowing the residents to have a positive relationship with the local community. Additionally, there is an Age Cymru centre (Gwynedd a Mon) close to the scheme. There are plenty of walking, running and cycling routes near the town including Gypsy Wood Park.

7.02 INCLUSIVE DESIGN

A primary aim of the scheme is to create a place that is easily accessible to everyone living within the scheme or visiting the new homes.

All external surfaces on the site will have minimum undulation, be non-slip and well laid. Any joints between paving or between changes of material will be no more than 10mm wide and any utility access covers featuring within the hard landscaping will protrude no more than 5mm above the paving level. Where there are any changes in height or direction the surfaces will be clearly marked by a change of texture and a contrasting colour and where appropriate up stand kerbs or low rails.

All paths will be a minimum width of 900mm and will be continuous with no obstructions. It is anticipated that paths around the buildings will be a minimum of 1000mm for wheelchair access, and where possible will be 1200mm wide. Building entrances will be highly visible and ramped approaches to entrances will be a minimum of 1200mm wide with a maximum gradient of 1:12.

All doors will have a minimum effective clear width of 800mm.

The proposed road has been designed to adoptable standards, complying with Highway Authority guidelines and is able to accommodate emergency vehicle access. Most properties have within curtilage parking or spaces adjacent to the properties, within close proximity to entrances to allow good accessibility.

7.00 - ACCESS

HOUSING DEVELOPMENT

LAND AT CAE STANLEY, BONTNEWYDD

8.00 MOVEMENT

8.01 INTEGRATION/CONNECTIONS

The town of Bontnewydd is well situated with the A4871 running through its centre which is the primary route connecting to Caernarfon. The site is also located close to the new Caernarfon Bypass, A487 which runs from Bangor to Porthmadog.

8.02 TRANSPORT MODES

The site is highly accessible via walking, cycling and public transport. There is a bus stop near by to the site, with regular buses running throughout the day from Caernarfon and Bangor Bus Station, which provides further routes and trains.

A wide range of different transport modes are suitable for both residents and visitors. Local amenities and shops are within walking and cycling distance. The site is within safe and convenient walking distance of the local primary school, Ysgol Bontnewydd, and the community centre.

The site is located close to National Cycle Route 8 which runs in sections the length of Wales between Bangor and Pontypridd. The site is also in close vicinity to the EV2 (Euro Velo) cycle route which runs across Europe.

8.03 SERVICING

All properties have designated areas to store wheelie bins to allow refuse to be removed by the local council. A post-construction domestic waste management and recycling scheme will be implemented. All kitchens will have internal recycling bins to encourage residents to recycle and minimise their own waste. Removal of recycled and garden waste will be dealt with by Gwynedd Council.

8.04 PARKING

The scheme allows each dwelling off street parking. In this case;

- 1 spaces per 3P2B apartment
- 1 spaces per 2P1B apartment
- 7 visitor parking spaces

The parking spaces are accessed directly from the adopted highway serving the site. All spaces are overlooked by their own property and neighbours.

8.00 - MOVEMENT

HOUSING DEVELOPMENT

LAND AT CAE STANLEY, BONTNEWYDD

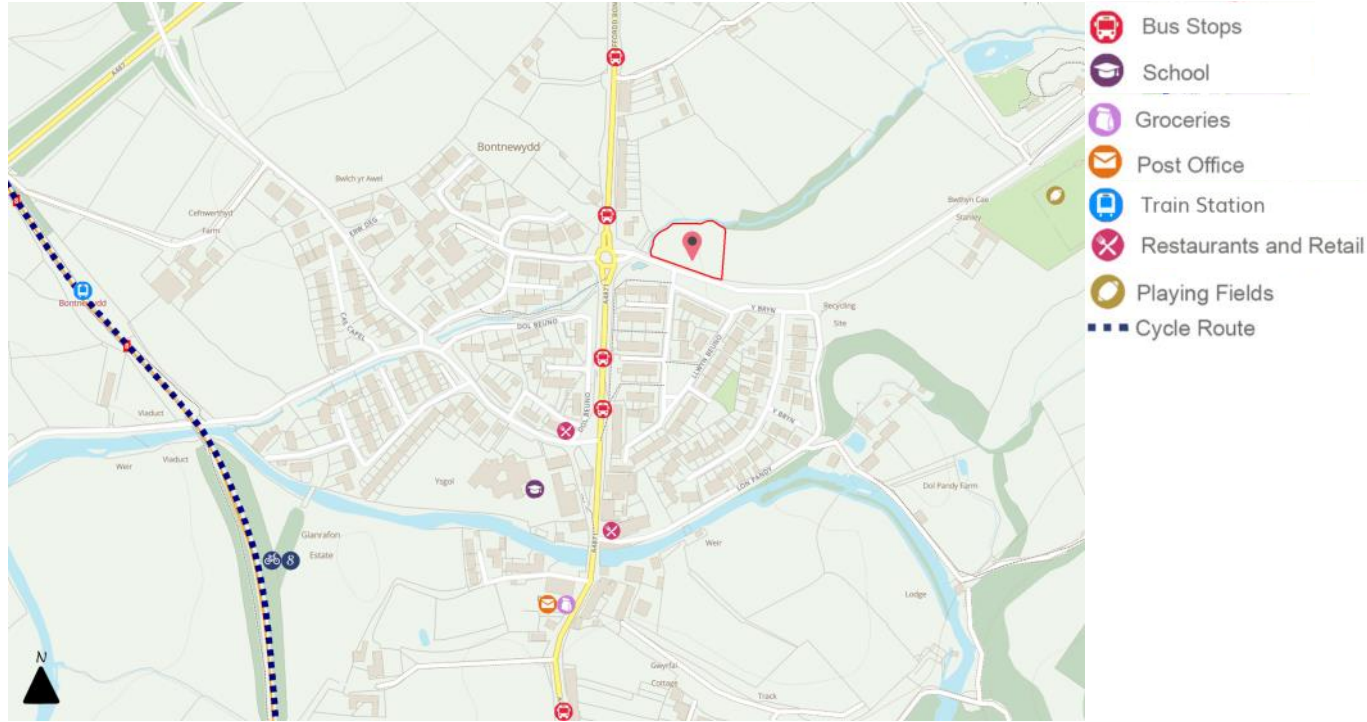


Image 01 - Site area map showing proximity to Porthmadog and Harlech, connected by the A487 and the A496

Image 02 - Local map showing proximity to local amenities and transport routes.

01

02



9.00 COMMUNITY SAFETY

9.01 COMMUNITY

Introducing housing to the site will help to provide much needed affordable accommodation for local residents, encouraging people to stay within the town.

9.02 SECURED BY DESIGN & SURVEILLANCE

Security is of paramount importance for the proposed development and methods to prevent crime have been considered from the design's outset.

A Secured by Design application will be submitted for the site targeting the Gold Standard. The development has been designed to allow for sustainable management by ensuring that spaces are overlooked and naturally supervised. The form and layout of the housing helps to provide a sense of enclosure.

9.03 BOUNDARY TREATMENTS

A range of proposed boundary treatments ensure the scheme is suitably enclosed and protected, all to Secure by Design standards. Secure rear and front garden fences will maintain garden privacy while creating a robust building line. Please refer to Site Plan to see boundary treatments.

10.0 CONSULTATION

10.01 CONSULTATION

As a Major Planning Application, consultation with statutory consultees and local residents will be carried out through the mandatory 28 day Pre-Application Consultation Period. On completion of the consultation period a Pre Application Consultation report will be prepared prior to the Planning Submission to summarise and respond to the consultation responses.

01

Image 01 – Aerial view of the site model - viewed from the north west

02

Image 02 – Aerial view of the site model - viewed from the north east

9.00 COMMUNITY SAFETY & 10.0 CONSULTATION

HOUSING DEVELOPMENT

LAND AT CAE STANLEY, BONTNEWYDD